# CITY OF LONG BEACH

Department of Planning and Building
33 West Ocean Blvd. – Seventh Floor - Long Beach, CA 90802
(562) 570-6194 – FAX (562) 570-6068

## **AGENDA**

ZONING ADMINISTRATIVE HEARING
MONDAY, OCTOBER 24, 2005
2:00 PM – SEVENTH FLOOR – CONFERENCE ROOM
CAROLYNE BIHN, ZONING ADMINISTRATOR

### **CONTINUED ITEM**

1. Case No. 0507-24 (SV, LCDP)

**Project Planner: Jayme Mekis** 

**Council District: 3** 

(Continued from September 26, 2005)

5121 East Ocean Blvd

Applicant is requesting permission to modify an existing 2-unit residential property as follows: 1) 1st floor front yard setback for living area of 9'6" instead of 15; 2) 1st floor porch projecting 10' instead of not more than 5'; 3) 2nd floor balcony extension with 2'4" setback instead of the required 5' and partially enclosed on 4 sides instead of not enclosed on all sides; 4) 3<sup>rd</sup> floor deck with 5' setback instead of not less than 15' setback; 5) side yard living area setback of 3'6" on 1<sup>st</sup> floor instead of not less than 5' on west side; 6) 2' living area side yard setback of living area on 2<sup>nd</sup> floor on east side; 7) 2-car tandem garage parking (4 total parking spaces) and where the garage are located 8) 0' from the west property line and 3' form the east property line instead of not less than 5'; 9) with private open space per unit intead of private and common open space per unit; 10) Overheight 3<sup>rd</sup> floor of 29'8" instead of not more than 28'-2 stories and 11) rear yard setback of 1'6" instead of not less than 20'.

#### **ACTION:**

2. Case No. 0508-25 (SV, LM) Project Planner: Jayme Mekis

**Council District: 2** 

(Continued from September 26, 2005)

229 & 237 Lime Avenue

Applicant is requesting permission to merge two lots under common ownership allowing the vacant lot, which is adjacent to an apartment building, to be used for on-site parking for the apartment building with less than the required aisle width required for back-up on several of the parking spaces being proposed.

## **ACTION:**

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3. Case No. 0504-31 (SV) 1332 Granada Avenue

Project Planner: Jayme Mekis

**Council District: 3** 

(Continued from September 26, 2005)

Convert existing storage area to living area with Standards Variance(s) for side yard setback (0' setback instead of not less than 4') and rear yard setback (0' instead of not less than 20').

**ACTION:** 

## **CONSENT CALENDAR**

4. Case No. 0509-04 (LM) 720-722 Coronado Street

**Project Planner: Lynette Ferenczy** 

**Council District: 2** 

Merge Lot 5 and the west 30' of lot 8 for construction of a new two-car garage.

**ACTION:** 

5. Case No. 0509-05 (SV) 2342 McNab Avenue

**Project Planner: Steven Valdez** 

**Council District: 5** 

920 square foot addition to a single family dwelling with a front yard setback of 9', instead of the required 20'. Also, a request to relocate two 6'6" block walls, zero feet from front property line, instead of the required 20'.

**ACTION:** 

6. Case No. 0509-11 (SV, LCDP) 4821 East Ocean Blvd

**Project Planner: Lemuel Hawkins** 

**Council District: 3** 

Conversion of existing 2nd story rear deck into master bedroom and bathroom additions with the following code exceptions: 1) Side yard setback of 3'5" (instead of not less than 5'); 2) Side yard setback of 2'9" (instead of not less than 5'); and 3) Rear yard setback of 16'9" from the centerline of the alley (instead of not less than 20').

**ACTION:** 

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7. Case No. 0509-22 (LM) 5090 Los Coyotes Diagonal

**Project Planner: Jayme Mekis** 

**Council District: 4** 

Merge two separate parcels currently under the same ownership to satisfy City requirements.

**ACTION:** 

8. Case No. 0509-26 (SV) 551 West Mesa Way

**Project Planner: Steven Valdez** 

**Council District: 8** 

Applicant is requesting permission to construct a 144 square foot shop addition and a 14 LF block wall at 6'6" with a 5 LF gate at 7'0", with the following code exceptions: Setback of 1.6 feet, instead of the required 20' from property line in the R-1-L Zoning District.

**ACTION:** 

9. Case No. 0509-38 (SV) 6725 East El Progreso Street

**Project Planner: Monica Mendoza** 

**Council District: 5** 

A 150 square feet addition to living area with code exception of 5' rear yard setback (instead of 10').

ACTION:

**REGULAR AGENDA** 

10. Case No. 0509-28 (SV) 5243 Arbor Road

**Project Planner: Monica Mendoza** 

**Council District: 5** 

A 2,245 square feet addition to existing living area and expansion of garage with code exception of 9'-6" garage setback (instead of 20').

**ACTION:**